

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

SEPTEMBER 16, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
H. Edward Black, Vice Chairman
John Eby, Secretary
Salvatore Marone, Treasurer
Mark O'Shea

TOWNSHIP PERSONNEL

Isaac Sweeney, Director of Community &
Economic Development
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary

Max Stoner, Chairman, called the meeting of the Lower Allen Township Development Authority to order at 6:00pm. Proof of publication is available.

APPROVAL OF MINUTES OF AUGUST 19, 2024

Mr. EBY made a motion to approve the minutes of the August 19, 2024. Mr. MARONE seconded the motion. Motion carried, 5-0.

SOLICITOR'S REPORT:

Solicitor Miner informed the Board that the West Chester case he reported on prior was actually argued on September 11, 2024. He is not sure when there will be a decision; it is in the Supreme Court's hands. He feels there will be a decision soon; the case is finally moving forward.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT:

- a) Status of development projects in the township per Director Sweeney.
- Sheetz – Battery Plus property and garage beside it at the corner of Hartzdale Drive and Gettysburg Road. They are scheduled to be submitting here for review in October for the November Planning Commission meeting. Therefore, this plan is moving forward.
 - Arcona 8.3 plan was approved by the Board of Commissioners at their last meeting conditionally. Charter had made a few concessions.
 - Arcona 9 – This phase started at 14 single family homes and now has grown to 18 single family homes. This revised plan has not gotten to the Planning Commission yet. Discussion ensued.
 - Questions concerning BJ's current building and also the old Goodwill building with the front that had collapsed during a storm. Mr. O'Shea answered this explaining the BJ's building is for sale or lease and there is a lot of activity. The Goodwill building has insurance involved and now they are talking about how it is going to be done.
 - Vice President Black inquired what was happening with the L.B. Smith property beside Brewhouse. Director Sweeney explained that they have just re-submitted their highway occupancy permit and they believe they are close to getting this. Once they receive this it is one of their conditions of approval, but there are other multiple conditions of approval needed. They believe they are close at this point.

- b) Lower Allen Commons NPDES Permit renewal. Director Sweeney explained there was a meeting with Mountz Jewelers. They have agreed they will take ownership of the remainder of the NPDES permit. This, partial termination, needs to be approved by DEP. That email was sent to DEP so we are just waiting to hear back from them because it is not a normal termination. Once we get the approval to partially terminate we will get the Development Authority completely off the NPDES permit, transfer it to Mountz Jewelers and we will be done.
- c) Crown 10 car wash is very close to their Highway Occupancy Permit. They have not yet recorded that plan; however, that is to be coming in here at some point in September and they are planning to start moving dirt in the fall for the car wash.

PUBLIC COMMENT – THERE WAS NONE.

RECESS TO EXECUTIVE SESSION:

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters @ 6:19pm.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened @ 6:50pm

Mr. **EBY** made a motion to authorize staff to prepare a draft Letter of Intent for the purchase of a real estate parcel. Mr. **O'SHEA** seconded this motion. Director Sweeney discussed this as far as time-line. He explained to the Board there is also a Budget Hearing the evening of our next meeting at the same time; therefore, he will reach out to them to forward a copy of this LOI to the Board and make the decision then about changing the date of the October 21 meeting or canceling it. He will also reach out to the real estate owner to inform him why there is a delay. Motion carried, 5-0.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, October 21, 2024 at 6:00pm. Director Sweeney will keep the Board informed concerning this meeting.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. Meeting adjourned at 6:57pm.